

PETITION FOR ZONING REDISTRICTING
AND/OR SPECIAL EXCEPTION

BOARD OF APPEALS
TO THE HONORABLE MEMBERS OF BALTIMORE COUNTY:

Robert H. Batchelor and Charles T. Shortall
I, or we, t/a Sho-Bat Associates, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-districted, pursuant to the Zoning Law of Baltimore County, from CS-2 to a

CSA district, for the following reasons:

That the property should be in a CSA District because it meets the locational criteria of a CSA District as set forth in the statement of legislative intent for districts, rather than the CS-2 District designation which presently is applied to the property, and the CS-2 District designation was applied to this property by the Baltimore County Council in error.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above redistricting and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Crown Central Petroleum Corporation
By: Jesse D. Winzenried
Jesse D. Winzenried Contract purchaser
Group Vice President
Address One North Charles
Baltimore, Maryland 21201

Robert H. Batchelor
Robert H. Batchelor Legal Owner
t/a Sho-Bat Associates
Address 8702 Loch Raven Boulevard
Towson, Maryland 21204

James H. Cook
James H. Cook Petitioner's Attorney
Address 210 Allegheny Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1979, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR REDISTRICTING
from C.S. 2 District to
C.S.A. District
NE corner of Joppa Road
and Emla Avenue
9th District
Charles T. Shortall and
Robert H. Batchelor
t/a Sho-Bat Associates

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. R-80-69

OPINION

The case before the Board is a petition for redistricting from an existing C.S. 2 District to a C.S.A. District. The subject property is located at the northeast corner of Joppa Road and Emla Avenue, in the Ninth Election District of Baltimore County.

If the Petitioner is to be successful he must satisfy Section 259.2 E of the Baltimore County Zoning Regulations. Petitioner's Exhibit #2 clearly indicates that the subject property is not contiguous with either a C.C.C. or C.T. District and, therefore, this petition cannot be granted. For this reason an Order denying the petition follows hereafter.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 13th day of November, 1979, by the County Board of Appeals, ORDERED that the redistricting petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr.
Walter A. Reiter, Jr., Chairman

William T. Hockett
William T. Hockett

John A. Miller
John A. Miller

RE: PETITION FOR RECLASSIFICATION
FROM B.L.-C.S. 2 to B.L.-C.S.A.
NE/C Joppa Rd. & Emla Ave.
9th District

BEFORE THE COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

SHO-BAT ASSOCIATES, Petitioner : Case No. R-80-69

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
John W. Hessian, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of October, 1979, a copy of the foregoing Order was mailed to James H. Cook, Esquire, 210 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioner; and Jesse D. Winzenried, Group Vice President, Crown Central Petroleum Corporation, One North Charles, Baltimore, Maryland 21201, Contract Purchaser.

John W. Hessian, III
John W. Hessian, III

RECEIVED
BALTIMORE COUNTY
SEP 27 9 21 AM '79
COUNTY BOARD
OF APPEALS
BT

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Messrs. Robert H. Batchelor
and Charles T. Shortall
t/a Sho-Bat Associates
8702 Loch Raven Boulevard
Towson, Maryland 21204

cc: Spellman, Larson & Assoc.
105 W. Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 16th day of May, 1979.

Eric DiNenna

S. ERIC DI NENNA
Zoning Commissioner

Petitioner Sho-Bat Associates
Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 10, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Bureau Administration
Industrial Development

Messrs. Robert H. Batchelor
and Charles T. Shortall
t/a Sho-Bat Associates
8702 Loch Raven Boulevard
Towson, Maryland 21204

RE: Item No. 8 - Cycle V
Petitioner - Sho-Bat Assoc.
Redistricting Petition

Gentlemen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject of this petition is a .45 acre tract of land located at the northwest corner of Joppa Road and Emla Avenue in the 9th Election District. Immediately contiguous properties to the north and east are zoned D.R.16 and B.L.C.S.-2 and are improved with a single family dwelling and animal hospital, respectively, while the west and south are existing commercial uses.

Because the proposed use of the subject property was not indicated on the submitted site plan, it is impossible for this Committee to make detailed comments concerning this petition. If said petition is granted, it should be emphasized that all applicable Baltimore County requirements must be satisfied. In keeping with this and prior to application for the necessary building permits, your surveyor should submit a preliminary plan of the proposed development to be reviewed by this Committee.

Item No. 8 - Cycle V
Page Two
May 10, 1979

This petition for Redistricting will be accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be between September 1 and December 31, 1979, will be forwarded to you well in advance.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

cc: Spellman, Larson & Assoc.
105 W. Chesapeake Avenue
Towson, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

May 2, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #8 (Cycle V-April - October 1979)
Property Owner: Sho-Bat Associates
N/E cor. Joppa Rd. & Emla Ave.
Existing Zoning: B.L.-C.S. 2
Proposed Zoning: B.L.-C.S.A. (See Case No. 79-230-R; Item No. 138)
Acres: 0.4514 District: 9th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property for Item 138 (1978-1979), 79-230-R, remain valid and applicable to this Item 8 of Zoning Cycle V (April - October 1979).

This office has no further comment in regard to the plan submitted in connection with this Item 8 of Zoning Cycle V (April - October 1979).

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Treaner
J. Somers
J. Winbley

N-NE Key Sheet
37 NE 15 Pos. Sheet
NE 10 D Topo
71 Tax Map

LESLIE H. GRAEF
DIRECTOR

May 29, 1979

Mr. Walter A. Reiter, Jr., Chairman
Board of Appeals
Room 219 - Court House
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #8, Zoning Cycle V. April 1979, are as follows:

Property Owner: Sho-Bat Associates
Location: NE/C Joppa Road and Emla Avenue
Existing Zoning: B.L.-C.S. 2
Proposed Zoning: B.L.-C.S.A. (See Case No. 79-230-R; Item No. 138)
Acres: 0.4514
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

If the petition is granted a detailed site plan must be submitted to this office before any building permit applications will be approved.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JOHN D. SEYFFERT
DIRECTOR

April 24, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 8 Zoning Advisory Committee Meeting, CYCLE V are as follows:

Property Owner: Sho Bat Associates
Location: NE/C Joppa Road & Emla Ave.
Existing Zoning: B.L. - C.S. 2
Proposed Zoning: B.L. - C.S.A. (See Case No. 79-230-R Item No. 138)

Acres: 0.4514
District: 9th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☒ C. Additional Permits shall be required.
- ☒ D. Building shall be upgraded to new use - requires alteration permit.
- ☒ E. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☒ G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☒ H. Requested setback variance conflicts with the Baltimore County Building Code. See Section .
- ☒ I. No Comment.
- ☒ J. Comment: Drawings contain no information as to type of structure. Future drawings shall be subject to comment.

Very truly yours,

Charles E. Sumner
Charles E. Sumner
Plans Review Chief

CEB:rrj

STEPHEN E. COLLINS
DIRECTOR

May 3, 1979

Mr. Walter A. Reiter, Jr.
Chairman, Board of Appeals
Court House
Towson, Maryland 21204

Item No. 8 - ZAC - Cycle V
Property Owner: Sho-Bat Associates
Location: NE/C Joppa Road & Emla Avenue.
Existing Zoning: B.L.-C.S. 2
Proposed Zoning: B.L.-C.S.A. (See Case No. 79-230-R; Item No. 138)

Acres: 0.4514
District: 9th

Dear Mr. Reiter:

No increase in traffic generation is expected by the requested redistricting from B.L.-C.S.2 to B.L.-C.S.A.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hnd

MSF/hnd

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

May 14, 1979

Mr. Walter Reiter, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #8, Zoning Advisory Committee Meeting for Cycle V, are as follows:

Property Owner: Sho-Bat Associates
Location: NE/C Joppa Rd. & Emla Ave.
Existing Zoning: B.L.-C.S. 2
Proposed Zoning: B.L.-C.S.A. (See Case No. 79-230-R; Item No. 138)
Acres: 0.4514
District: 9th

The Zoning Plan, as submitted, does not include enough information to enable the Baltimore County Department of Health to make complete comments.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Metropolitan water and sewer is available.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP/ith

cc: W. L. Phillips

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 30, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: Cycle V

RE: Item No: 8
Property Owner: Sho-Bat Associates
Location: NE/C Joppa Rd. & Emla Ave.
Present Zoning: B.L.-C.S. 2
Proposed Zoning: B.L.-C.S.A. (See Case No. 79-230-R; Item No. 138)

District: 9th
No. Acres: 0.4514

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/lup

JOSEPH N. MCGOWAN, PRESIDENT
T. DAYARE WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOYD

THOMAS H. EGYER
MRS. LORNAE E. CHURCH
ROBERT D. HAYDEN
ROBERT V. GIBSON, 2 TERM EXPIRING

ALVIN LOBECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACY, D.M.

November 13, 1977

James H. Cook, Esquire
210 Allegheny Avenue
Towson, Md. 21204

Re: Case No. 8-80-67
Latchelor & Shortell
t/e Sho-Bat Associates

Dear Mr. Cook:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart, Adm. Secretary

Encl.

cc: John W. Hession, III, Esquire
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. J. D. Seyffert
Mr. J. G. Howell
Board of Education

Paul H. Reincke
CHIEF

May 22, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Sho-Bat Associates

Location: NE/C Joppa Rd. & Emla Ave.

Item No. 8 Zoning Agenda Cycle V

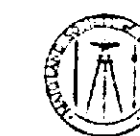
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 200 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Carl J. Kelly* - 11/13/77
Planning Group
Special Inspection Division

Noted and Approved: *George M. Newman*
Fire Prevention Bureau



SPELLMAN, LARSON & ASSOCIATES, INC.

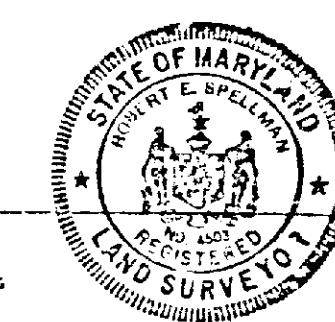
SUITE 110 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. PIASECKI, P. E.

DESCRIPTION FOR ZONING REDISTRICTING, NO. 2200 E. JOPPA ROAD, 9TH DISTRICT,
BALTIMORE COUNTY, MARYLAND

Beginning for the same on the northernmost corner of Lot No. 11 as laid out on the plat of Joppa Park recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 5, folio 85, said point being on the southeast side of Emla Avenue 200.4 feet, more or less, northeasterly along the southeast side of Emla Avenue from the centerline of Joppa Road; thence binding on the southeast side of Emla Avenue, the five following courses and distances; namely South 31 Degrees 21 Minutes 04 Seconds West 61.15 feet, South 58 Degrees 38 Minutes 56 Seconds East 5.00 feet, South 31 Degrees 21 Minutes 04 Seconds West 18.00 feet by a line curving to the left with a radius of 230.00 feet the distance of 55.20 feet which arc is subtended by a chord bearing South 23 Degrees 42 Minutes 33 Seconds West 55.17 feet and South 27 Degrees 38 Minutes 13 Seconds East 29.17 feet to the northeast side of Joppa Road as now laid out, thence binding thereon by a line curving to the left with a radius of 1,432.40 feet the distance of 175.92 feet which arc is subtended by a chord bearing North 67 Degrees 31 Minutes 10 Seconds East 175.81 feet and North 64 Degrees 00 Minutes 04 Seconds East 2.04 feet to a point on the southeast side of Lot No. 10, thence leaving the Northeast side of Joppa Road and binding on said Lot No. 10 North 31 Degrees 21 Minutes 04 Seconds East 49.75 feet; thence binding on the northeast side of Lots 10 and 11 of said Joppa Park, North 58 Degrees 38 Minutes 56 Seconds West 185.00 feet to the point and place of beginning.

Containing 19,661 square feet of land.



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADE STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

IN THE MATTER OF THE PETITION
OF ROBERT H. BATCHELOR AND
CHARLES T. SHORTALL,
T/A SHO-BAT ASSOCIATES,
LEGAL OWNERS, FOR
REDISTRICTING FROM A CS-2
DISTRICT TO A CSA DISTRICT
OF PROPERTY CONSISTING OF
19795 SQUARE FEET LOCATED AT
THE NORTHEAST CORNER OF THE
INTERSECTION OF JOPPA ROAD
AND EMLA AVENUE, 9th ELECTION
DISTRICT, BALTIMORE COUNTY,
MARYLAND

MEMORANDUM IN SUPPORT OF PETITION FOR REDISTRICTING

Robert H. Batchelor and Charles T. Shortall, t/a Sho-Bat Associates, own in fee simple 19,795 square feet of land at the northeast corner of Joppa Road and Emla Avenue in the 9th Election District of Baltimore County, as more particularly described in the accompanying documents, all of which is presently zoned BL-CS-2. This property had been improved by a main structure, on the corner, as well as a separate building used as a fruit stand, slightly to the east; however, the main building was extensively damaged by fire resulting in an Order by Baltimore County requiring demolition of same, which has been effected by the owners, leaving the property for all practical purposes vacant.

A review of the Comprehensive Zoning and Districting Map for this area indicates that the within property is just to the east of the Perring Plaza Shopping Center, which shopping center is zoned BL-CCC.

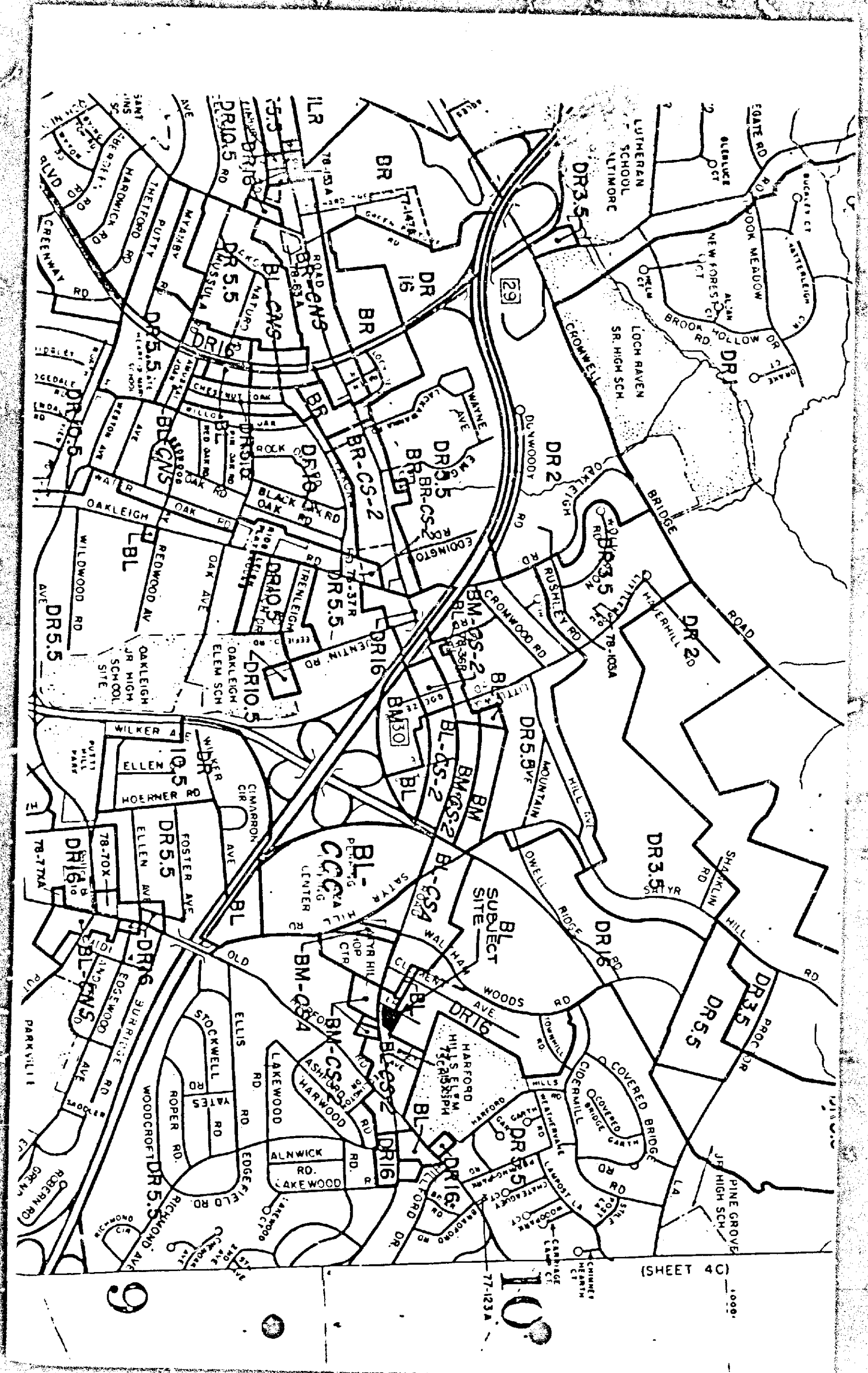
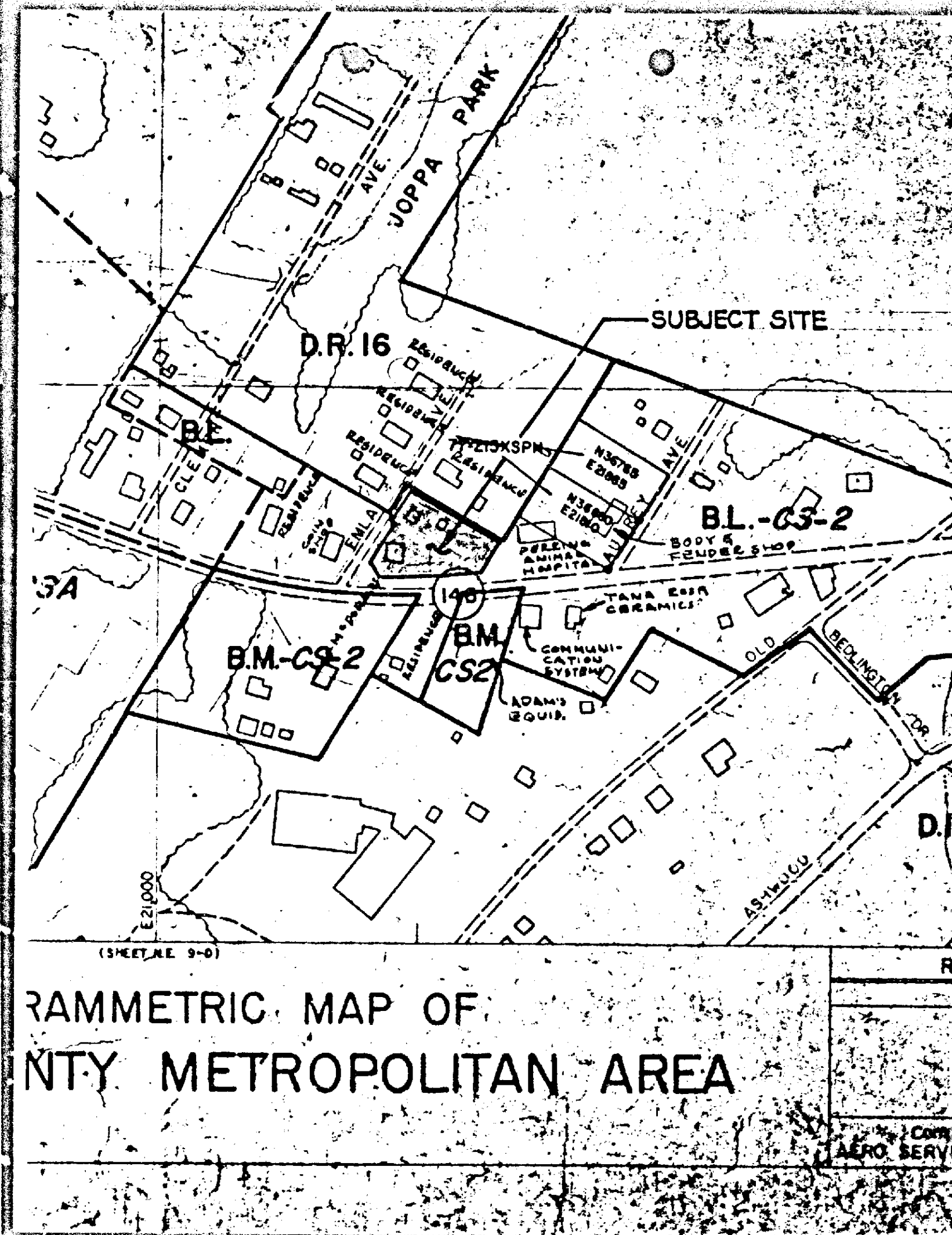
A CSA District (Commercial, Supporting Area) is by definition a District which is applied to areas "which are contiguous to CCC ... are service commercial areas for community or town center commercial cores ... and extend up to 500 feet outward from a CCC District boundary."

The Comprehensive Map for the neighborhood in which the subject property is located indicates that the only CSA District designation applied by the Council for the area surrounding the BL-CCC designation covering the Perring Plaza Shopping Center is that which is located directly to the north of said shopping center, with no extension of the CSA District to the east or to the west, unlike the application of CSA Districts contiguous to CCC Districts in other areas of the county.

It is respectfully submitted that the County Council committed error in failing to extend the CSA District outward from the existing CCC District for the permitted distance of 500 feet both on the north and south side of Joppa Road, east and west of the existing CCC District, so as to provide a logical geographic extension of the commercial supporting area as contemplated by the regulations.

For the above reasons it is respectfully requested that the subject property be redistricted from a CSA-2 to a CSA District.

James H. Cook
Attorney for Petitioner



PETITION FOR
RECLASSIFICATION
IN DISTRICT

ZONING: Petition for Reclassification from CS-2 to CSA.
LOCATION: Northeast corner of Joppa Road and Emla Avenue.
DATE & TIME: Tuesday, October 23, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 218, County Office Building, Court House, Towson, Maryland.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

Present Zoning: CS-2
Proposed Zoning: CSA

All that parcel of land in the Fourth District of Baltimore County beginning for the same on the northeast corner of Lot No. 11 as laid out on the plat of Joppa Park recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 8, folio 85, said point being on the southeast side of Emla Avenue 204 feet, more or less, northwesterly along the southeast side of Emla Avenue from the centerline of Joppa Road; thence

binding on the southeast side of Emla Avenue, the five following courses and distances: namely South 31 degrees 21 minutes 04 seconds West 61 feet, South 68 degrees 38 minutes 50 seconds East 6.00 feet, South 31 degrees 21 minutes 04 seconds West 10.00 feet by a line curving to the left with a radius of 200.00 feet the distance of 80.20 feet which are subtended by a chord bearing South 25 degrees 42 minutes 31 seconds West 50.17 feet and South 27 degrees 38 minutes 31 seconds East 29.17 feet to the northeast side of Joppa Road as now laid out, thence binding thereon by a line curving to the left with a radius of 1,432.40 feet the distance of 175.92 feet which are subtended by a chord bearing North 87 degrees 31 minutes 10 seconds East 175.81 feet and north 84 degrees 06 minutes 04 seconds East 2.96 feet to a point on the southeast side of Lot No. 10 thence bearing the Northeast side of Joppa Road and binding on said Lot No. 10 North 31 degrees 21 minutes 04 seconds East 47.75 feet; thence binding on the northeast side of Lot No. 10 and 11 of said Joppa Park, North 56 degrees 38 minutes 56 seconds West 193.00 feet to the point and place of beginning. Containing 19,691 square feet of land.

Being the property of Robert H. Batchelor and Charles T. Shortall, t/a Sho-Bat Associates, as shown on the plat filed first with the Zoning Department.

Hearing Date: Tuesday, October 23, 1979 at 10:00 A.M.
Public Hearing: Room 218, Court House, Towson, Maryland
By Order of:
WALTER A. REITER, JR.,
Chairman
County Board of Appeals of Baltimore County
Oct. 4

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 4, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~on one time~~ ~~on one time~~ before the 23rd day of October, 1979, the 1st publication appearing on the 4th day of October, 1979.

Cost of Advertisement, \$.

THE JEFFERSONIAN,
L. Frank Smith,
Manager.

Cost of Advertisement, \$.

THE JEFFERSONIAN,
L. Frank Smith,
Manager.

Cost of Advertisement, \$.

THE JEFFERSONIAN,
L. Frank Smith,
Manager.

Cost of Advertisement, \$.

THE JEFFERSONIAN,
L. Frank Smith,
Manager.

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Manager.

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THE JEFFERSONIAN,
L. Frank Smith,
Manager.

Cost of Advertisement, \$.

THE JEFFERSONIAN,
L. Frank Smith,
Manager.

Cost of Advertisement, \$.

THE JEFFERSONIAN,
L. Frank Smith,
Manager.

PETITION FOR
RECLASSIFICATION
IN DISTRICT

ZONING: Petition for Reclassification from CS-2 to CSA.
LOCATION: Northeast corner of Joppa Road and Emla Avenue.
DATE & TIME: Tuesday, October 23, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 218, County Office Building, Court House, Towson, Maryland.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

Present Zoning: CS-2
Proposed Zoning: CSA

All that parcel of land in the Fourth District of Baltimore County beginning for the same on the northeast corner of Lot No. 11 as laid out on the plat of Joppa Park recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 8, folio 85, said point being on the southeast side of Emla Avenue 204 feet, more or less, northwesterly along the southeast side of Emla Avenue from the centerline of Joppa Road; thence

binding on the southeast side of Emla Avenue, the five following courses and distances: namely South 31 degrees 21 minutes 04 seconds West 61 feet, South 68 degrees 38 minutes 50 seconds East 6.00 feet, South 31 degrees 21 minutes 04 seconds West 10.00 feet by a line curving to the left with a radius of 200.00 feet the distance of 80.20 feet which are subtended by a chord bearing South 25 degrees 42 minutes 31 seconds West 50.17 feet and South 27 degrees 38 minutes 31 seconds East 29.17 feet to the northeast side of Joppa Road as now laid out, thence binding thereon by a line curving to the left with a radius of 1,432.40 feet the distance of 175.92 feet which are subtended by a chord bearing North 87 degrees 31 minutes 10 seconds East 175.81 feet and north 84 degrees 06 minutes 04 seconds East 2.96 feet to a point on the southeast side of Lot No. 10 thence bearing the Northeast side of Joppa Road and binding on said Lot No. 10 North 31 degrees 21 minutes 04 seconds East 47.75 feet; thence binding on the northeast side of Lot No. 10 and 11 of said Joppa Park, North 56 degrees 38 minutes 56 seconds West 193.00 feet to the point and place of beginning. Containing 19,691 square feet of land.

Being the property of Robert H. Batchelor and Charles T. Shortall, t/a Sho-Bat Associates, as shown on the plat filed first with the Zoning Department.

Hearing Date: Tuesday, October 23, 1979 at 10:00 A.M.
Public Hearing: Room 218, Court House, Towson, Maryland
By Order of:
WALTER A. REITER, JR.,
Chairman
County Board of Appeals of Baltimore County
Oct. 4

THE JEFFERSONIAN,
L. Frank Smith,
Manager.

Cost of Advertisement, \$.

THE JEFFERSONIAN,
L. Frank Smith,
Manager.

Cost of Advertisement, \$.

THE JEFFERSONIAN,
L. Frank Smith,
Manager.

Cost of Advertisement, \$.

THE JEFFERSONIAN,
L. Frank Smith,
Manager.

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THE JEFFERSONIAN,
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PETITION FOR
RECLASSIFICATION
IN DISTRICT

ZONING: Petition for Reclassification from CS-2 to CSA.
LOCATION: Northeast corner of Joppa Road and Emla Avenue.
DATE & TIME: Tuesday, October 23, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 218, County Office Building, Court House, Towson, Maryland.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

Present Zoning: CS-2
Proposed Zoning: CSA

All that parcel of land in the Fourth District of Baltimore County beginning for the same on the northeast corner of Lot No. 11 as laid out on the plat of Joppa Park recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 8, folio 85, said point being on the southeast side of Emla Avenue 204 feet, more or less, northwesterly along the southeast side of Emla Avenue from the centerline of Joppa Road; thence

binding on the southeast side of Emla Avenue, the five following courses and distances: namely South 31 degrees 21 minutes 04 seconds West 61 feet, South 68 degrees 38 minutes 50 seconds East 6.00 feet, South 31 degrees 21 minutes 04 seconds West 10.00 feet by a line curving to the left with a radius of 200.00 feet the distance of 80.20 feet which are subtended by a chord bearing South 25 degrees 42 minutes 31 seconds West 50.17 feet and South 27 degrees 38 minutes 31 seconds East 29.17 feet to the northeast side of Joppa Road as now laid out, thence binding thereon by a line curving to the left with a radius of 1,432.40 feet the distance of 175.92 feet which are subtended by a chord bearing North 87 degrees 31 minutes 10 seconds East 175.81 feet and north 84 degrees 06 minutes 04 seconds East 2.96 feet to a point on the southeast side of Lot No. 10 thence bearing the Northeast side of Joppa Road and binding on said Lot No. 10 North 31 degrees 21 minutes 04 seconds East 47.75 feet; thence binding on the northeast side of Lot No. 10 and 11 of said Joppa Park, North 56 degrees 38 minutes 56 seconds West 193.00 feet to the point and place of beginning. Containing 19,691 square feet of land.

Being the property of Robert H. Batchelor and Charles T. Shortall, t/a Sho-Bat Associates, as shown on the plat filed first with the Zoning Department.

Hearing Date: Tuesday, October 23, 1979 at 10:00 A.M.
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By Order of:
WALTER A. REITER, JR.,
Chairman
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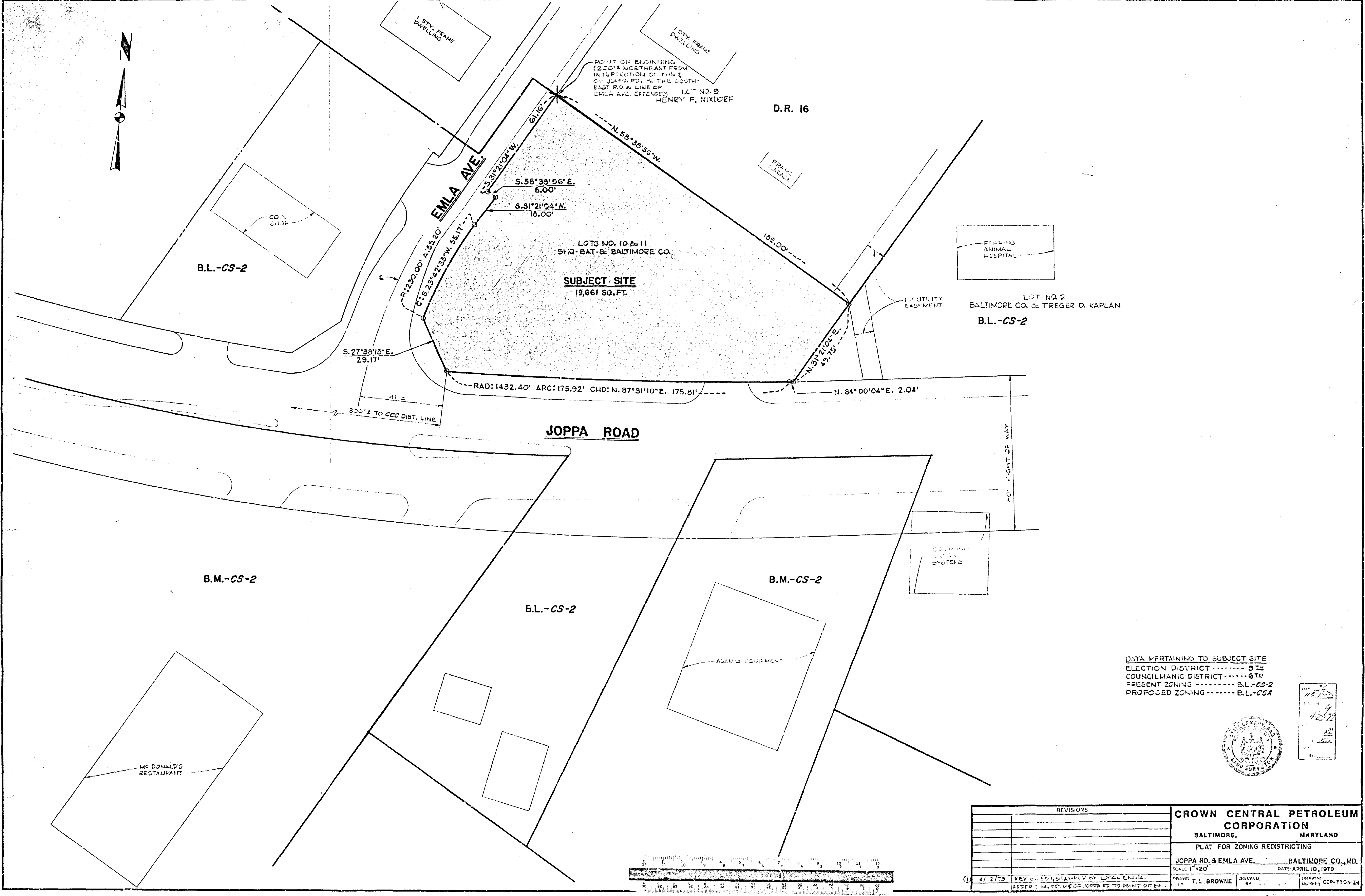
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DATA PERTAINING TO SUBJECT SITE
ELECTION DISTRICT ----- 9TH
COUNCILMANIC DISTRICT ----- 6TH
PRESENT ZONING ----- B.L.-CS-2
PROPOSED ZONING ----- B.L.-CSA



FILED
APR 10 1979
BALTIMORE, MD.

REVISIONS		CROWN CENTRAL PETROLEUM CORPORATION	
		BALTIMORE, MARYLAND	
		PLAT FOR ZONING REDISTRICTING	
		JOPPA RD. & EMLA AVE.	BALTIMORE CO., MD.
		SCALE 1"=20'	DATE: APRIL 10, 1979
4/12/79	REV. CHECKED & STAMPED BY LOCAL ENG'G.	DRAWN BY T.L. BROWNE	CHECKED BY
LISTED 11M. FROM COR. OF PLOT TO POINT OF BEGINNING		DRAWING NUMBER CCP-1505-24	

